

TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
December 20, 2001
Minutes

Members Present: Jim Thomas, Chairman
Linda Duncan
Mark Edwards
Mike Dunn
Sherrill Lee

Members Absent: Maurice Holland

Staff Present: Giles Hopkins, Planning Director
Heather Brown, Secretary to the Board
Tom Marsh, Code Enforcement Officer

Chairman Thomas called the meeting to order at 7:05 PM.

Mr. Mike Dunn made a motion, seconded by Mrs. Linda Duncan, to approve the minutes of the Regular Meeting of November 15, 2001 as presented. The motion was approved 5-0.

New Business:

Mr. Hopkins presented Application for Rezoning RZ#01-06 submitted by John D. Stone to rezone property located on the north side of Lag Cabin Lane from C-I Commercial and Industrial (Light) District to R-20 Residential District. Mr. Hopkins asked the Board to look at this rezoning with regard to the surrounding properties as well as the property in question. He stated that this rezoning could clearly be viewed as "spot zoning" and encouraged the Board to examine this property carefully and possibly consider rezoning additional properties in the same location.

After discussion, a motion was made by Mr. Dunn, seconded by Mr. Mark Edwards, to table Application for Rezoning RZ#01-06 for further discussion at the January meeting. The motion was approved 5-0.

Mr. Hopkins presented Zoning Code Text Amendment ZA#01-06 regarding the addition of a new zoning district, R-16 Residential District. Mr. Hopkins stated that this particular amendment came at the request of some of the Commissioners and was simply a new district that would give the Town another option. He informed the Board that this district would have a minimum square footage requirement of 1600 square feet. Mr. Hopkins stated that currently the ordinance requires 1800 square feet

in the R-20A Residential District and 1400 square feet in the R-20 Residential District.

After lengthy discussion, a motion was made by Mr. Dunn, seconded by Mr. Edwards, to approve Zoning Code Text Amendment ZA#01-06 as written and recommend approval of the same to the Town Board of Commissioners.

STAFF REPORT:

Mr. Hopkins reviewed Building and Zoning Monthly Summaries as well as the Ordinance and Code Enforcement Summary and Status of Development Projects Approved, Pending Approval or Under Consideration with the Board. He also advised that the next Planning Board Meeting would be held on January 17, 2002.

Mr. Hopkins informed the Board that the Town of Aberdeen Planning Board would gather for dinner again this year some time in February. He stated the Mrs. Brown would forward a calendar to each of the members asking that they identify any day(s) they would not be available.

With no further business, the meeting adjourned at 7:30 PM.

Respectfully submitted,

Heather Brown, Secretary to the Board